

# 2012 Ripley County Property Tax Report with Comparison to 2011

Legislative Services Agency

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This report describes property tax changes in Ripley County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Ripley County the average tax bill for all taxpayers increased 1.4%. Both Ripley County total tax levies and certified net assessed value were almost unchanged, though agricultural assessments increased substantially. The levy grew at about the same rate as certified net assessed value, so the average tax rate was almost unchanged. Tax rates are very low in Ripley County, so few taxpayers were eligible for tax cap credits. Tax cap credits as a percentage of levies did not change in 2012. Taxes grew because the actual billed net assessed value grew while the average tax rate was nearly unchanged.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	1.4%	\$18,217,711	\$1,241,514,194	0.1%
Change		0.0%	-0.1%	0.0%
2011	4.7%	\$18,222,037	\$1,242,551,363	0.1%

## Homestead Property Taxes

Homestead property taxes were nearly unchanged on average in Ripley County in 2012, falling 0.2%. Tax rates in 12 of Ripley County's 22 tax districts increased, and the county average tax rate rose slightly, by 0.1%. Ripley County's very low tax rates and its local homestead credit meant that no homesteads in the county were eligible for tax cap credits.

### Comparable Homestead Property Tax Changes in Ripley County

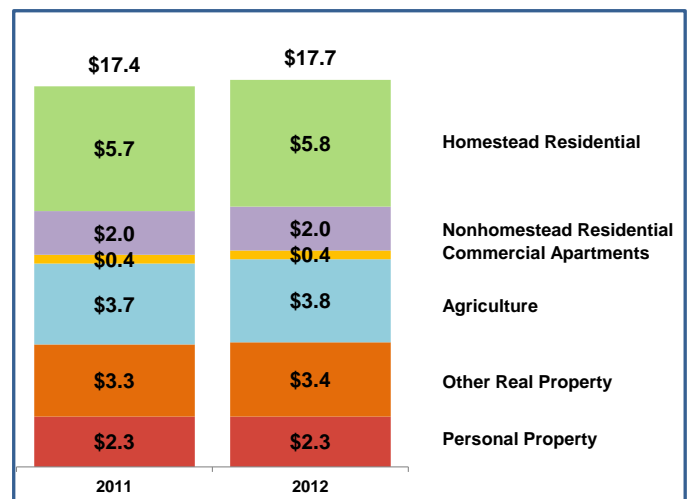
	2011 to 2012	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	4,295	55.0%
No Change	101	1.3%
Lower Tax Bill	3,410	43.7%
<b>Average Change in Tax Bill</b>	<b>-0.2%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	249	3.2%
10% to 19%	201	2.6%
1% to 9%	3,845	49.3%
0%	101	1.3%
-1% to -9%	2,187	28.0%
-10% to -19%	981	12.6%
-20% or More	242	3.1%
<b>Total</b>	<b>7,806</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

## Net Tax Bill Changes - All Property Types

Most of Ripley County's 2012 net property taxes were paid by homeowners and business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers increased 1.4% in Ripley County in 2012. Net taxes were higher for agriculture, other real property, and nonhomestead residential property (mostly small rentals and second homes). Taxes on commercial apartments fell, while taxes on homesteads and personal property changed little.

### Comparison of Net Property Tax by Property Type (In Millions)



## Tax Rates, Levies, and Assessed Values

Property tax rates increased in 12 and decreased in 10 of Ripley County's 22 tax districts. The average tax rate was almost unchanged, rising by 0.1%, because both the levy and certified net assessed value were virtually unchanged.

Levies in Ripley County were almost unchanged in 2012. The largest levy increase was in the county unit, due to an increase in the general fund. This increase was offset by decreases in Milan School Corporation's transportation and bus replacement funds and decreases in Jac-Cen-Del School Corporation's debt service and capital projects funds.

Ripley County's total net assessed value increased 2.0% in 2012. Agricultural net assessments rose 8.0%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012. Combined nonagricultural net assessments rose slightly, by 0.2%.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$1,068,811,600	\$1,065,906,251	-0.3%	\$450,896,033	\$453,357,246	0.5%
Other Residential	135,613,500	136,585,300	0.7%	134,476,260	135,453,758	0.7%
Ag Business/Land	278,275,900	302,718,800	8.8%	277,179,842	299,405,331	8.0%
Business Real/Personal	428,874,630	428,306,907	-0.1%	368,740,469	367,567,464	-0.3%
<b>Total</b>	<b>\$1,911,575,630</b>	<b>\$1,933,517,258</b>	<b>1.1%</b>	<b>\$1,231,292,604</b>	<b>\$1,255,783,799</b>	<b>2.0%</b>

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

## Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Ripley County were \$14,642, or 0.1% of the levy. This was much less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Ripley County's tax rates are among the lowest in the state.

Most of Ripley County's total tax cap credits were in the elderly category, which limits tax increases on homes owned by people 65 and over to 2% per year. The largest percentage losses were in the town of Holton, where district tax rates were just above \$2 per \$100 assessed value. No governments in Ripley County saw significant revenue losses from the tax cap credits.

Tax cap credits increased slightly in Ripley County in 2012 by \$408, or 2.9%. The percentage of the levy lost to credits was nearly unchanged. There were no major changes in state policy to affect tax cap credits in 2012. Ripley County credits were low and unchanged because Ripley County's tax rates were low and unchanged.

Tax Cap Category	2011	2012	Difference	% Change
1%	\$0	\$0	\$0	0.0%
2%	794	2,837	2,043	257.4%
3%	0	0	0	0.0%
<b>Elderly</b>	13,441	11,805	-1,635	-12.2%
<b>Total</b>	\$14,234	\$14,642	\$408	2.9%
<b>% of Levy</b>	0.1%	0.1%		0.0%

### Ripley County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change			
						2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	26,886,103	17,045,688	17,585,519	18,222,037	18,217,711	-36.6%	3.2%	3.6%	0.0%
State Unit	32,658	0	0	0	0	-100.0%			
Ripley County	6,296,913	3,016,367	3,076,032	3,087,664	3,406,617	-52.1%	2.0%	0.4%	10.3%
Adams Township	49,877	51,995	47,408	48,281	50,357	4.2%	-8.8%	1.8%	4.3%
Brown Township	20,583	21,523	21,928	21,950	22,817	4.6%	1.9%	0.1%	3.9%
Center Township	83,873	76,581	85,753	87,257	89,343	-8.7%	12.0%	1.8%	2.4%
Delaware Township	18,794	17,124	18,403	18,883	19,485	-8.9%	7.5%	2.6%	3.2%
Franklin Township	24,780	25,989	24,130	25,636	26,646	4.9%	-7.2%	6.2%	3.9%
Jackson Township	11,715	12,319	12,415	12,528	13,139	5.2%	0.8%	0.9%	4.9%
Johnson Township	41,255	39,950	41,935	41,974	43,427	-3.2%	5.0%	0.1%	3.5%
Laughery Township	25,870	25,958	20,549	26,077	26,885	0.3%	-20.8%	26.9%	3.1%
Otter Creek Township	25,190	26,382	27,176	27,412	28,457	4.7%	3.0%	0.9%	3.8%
Shelby Township	16,388	17,014	17,341	16,737	16,686	3.8%	1.9%	-3.5%	-0.3%
Washington Township	30,643	27,246	29,547	29,487	30,914	-11.1%	8.4%	-0.2%	4.8%
Batesville Civil City	1,379,667	1,449,980	1,503,214	1,547,901	1,600,819	5.1%	3.7%	3.0%	3.4%
Milan Civil Town	135,514	147,560	149,491	154,295	160,124	8.9%	1.3%	3.2%	3.8%
Napoleon Civil Town	8,507	9,075	9,255	9,441	9,815	6.7%	2.0%	2.0%	4.0%
Osgood Civil Town	189,974	200,113	199,880	210,485	207,608	5.3%	-0.1%	5.3%	-1.4%
Sunman Civil Town	132,834	129,040	137,411	144,602	148,681	-2.9%	6.5%	5.2%	2.8%
Versailles Civil Town	251,954	263,651	265,879	275,759	286,290	4.6%	0.8%	3.7%	3.8%
Holton Civil Town	45,836	48,714	49,362	50,930	52,843	6.3%	1.3%	3.2%	3.8%
Sunman-Dearborn Community School Corp	1,885,126	1,377,005	1,539,352	1,667,530	1,699,857	-27.0%	11.8%	8.3%	1.9%
South Ripley Community School Corp	4,212,069	3,058,844	3,008,739	3,049,715	3,104,091	-27.4%	-1.6%	1.4%	1.8%
Batesville Community School Corp	5,233,527	2,737,448	2,924,955	2,829,435	2,902,129	-47.7%	6.8%	-3.3%	2.6%
Jac-Cen-Del Community School Corp	2,842,454	1,596,681	1,533,242	1,592,835	1,396,683	-43.8%	-4.0%	3.9%	-12.3%
Milan Community School Corp	3,264,307	1,966,596	2,087,816	2,347,313	2,100,479	-39.8%	6.2%	12.4%	-10.5%
Batesville Public Library	243,213	262,620	266,559	277,372	286,743	8.0%	1.5%	4.1%	3.4%
Osgood Public Library	242,425	294,535	341,820	478,887	345,243	21.5%	16.1%	40.1%	-27.9%
Southeastern Indiana Solid Waste Mgmt	140,157	145,378	145,927	141,651	141,533	3.7%	0.4%	-2.9%	-0.1%

### Ripley County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
69001	Adams Twp-Sunman Dearborn School	1.5453	--	--	10.3421%	--	--	--	1.3855
69002	Adams Township-Batesville School	1.1050	--	--	10.3421%	--	--	--	0.9907
69003	Batesville City-Adams Township	1.6860	--	--	10.3421%	--	--	--	1.5116
69004	Sunman Town	1.8389	--	--	10.3421%	--	--	--	1.6487
69005	Brown Township	1.3466	--	--	10.3421%	--	--	--	1.2073
69006	Center Township	1.1562	--	--	10.3421%	--	--	--	1.0366
69007	Osgood Town	1.6667	--	--	10.3421%	--	--	--	1.4943
69008	Delaware Township	1.1587	--	--	10.3421%	--	--	--	1.0389
69009	Franklin Township	1.4521	--	--	10.3421%	--	--	--	1.3019
69010	Milan Town-Franklin Township	1.7825	--	--	10.3421%	--	--	--	1.5982
69011	Jackson Township	1.0489	--	--	10.3421%	--	--	--	0.9404
69012	Napoleon Town	1.1515	--	--	10.3421%	--	--	--	1.0324
69013	Johnson Township	1.3502	--	--	10.3421%	--	--	--	1.2106
69014	Versailles Town	1.8305	--	--	10.3421%	--	--	--	1.6412
69015	Laughery Township-Batesville School	1.1065	--	--	10.3421%	--	--	--	0.9921
69016	Laughery Township Jac-Cen-Del School	1.0083	--	--	10.3421%	--	--	--	0.9040
69017	Batesville City-Laughery School	1.6845	--	--	10.3421%	--	--	--	1.5103
69018	Otter Creek Township	1.3729	--	--	10.3421%	--	--	--	1.2309
69019	Holton Town	2.0792	--	--	10.3421%	--	--	--	1.8642
69020	Shelby Township	1.3555	--	--	10.3421%	--	--	--	1.2153
69021	Washington Township	1.4700	--	--	10.3421%	--	--	--	1.3180
69022	Milan Town-Washington Twp	1.7915	--	--	10.3421%	--	--	--	1.6062

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Ripley County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	0	2,837	0	11,805	14,642	18,217,711	0.1%
<i>TIF Total</i>	0	0	0	0	0	16,458	0.0%
<i>County Total</i>	0	2,837	0	11,805	14,642	18,234,169	0.1%
Ripley County	0	367	0	2,195	2,562	3,406,617	0.1%
Adams Township	0	0	0	59	59	50,357	0.1%
Brown Township	0	0	0	7	7	22,817	0.0%
Center Township	0	0	0	25	25	89,343	0.0%
Delaware Township	0	0	0	9	9	19,485	0.0%
Franklin Township	0	0	0	12	12	26,646	0.0%
Jackson Township	0	0	0	2	2	13,139	0.0%
Johnson Township	0	0	0	28	28	43,427	0.1%
Laughery Township	0	0	0	25	25	26,885	0.1%
Otter Creek Township	0	44	0	10	54	28,457	0.2%
Shelby Township	0	0	0	17	17	16,686	0.1%
Washington Township	0	0	0	4	4	30,914	0.0%
Batesville Civil City	0	0	0	880	880	1,600,819	0.1%
Milan Civil Town	0	0	0	84	84	160,124	0.1%
Napoleon Civil Town	0	0	0	6	6	9,815	0.1%
Osgood Civil Town	0	0	0	76	76	207,608	0.0%
Sunman Civil Town	0	0	0	51	51	148,681	0.0%
Versailles Civil Town	0	0	0	434	434	286,290	0.2%
Holton Civil Town	0	999	0	16	1,016	52,843	1.9%
Sunman-Dearborn Community School Corp	0	0	0	2,673	2,673	1,699,857	0.2%
South Ripley Community School Corp	0	1,410	0	1,910	3,321	3,104,091	0.1%
Batesville Community School Corp	0	0	0	1,720	1,720	2,902,129	0.1%
Jac-Cen-Del Community School Corp	0	0	0	425	425	1,396,683	0.0%
Milan Community School Corp	0	0	0	751	751	2,100,479	0.0%
Batesville Public Library	0	0	0	170	170	286,743	0.1%
Osgood Public Library	0	0	0	125	125	345,243	0.0%
Jac-Cen-Del Fire Territory	0	0	0	0	0	0	
Southeastern Indiana Solid Waste Mgmt	0	16	0	89	104	141,533	0.1%
Jacendel Fire Territory	0	0	0	0	0	0	
TIF - Batesville Industrial Park II	0	0	0	0	0	0	
TIF - Batesville I-74	0	0	0	0	0	16,458	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

#### Circuit Breaker Credit Types:

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.